

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 05/10/2016 02:27 PM  
Ctrl# 241637 21671 Doc# 00072628  
Fee: \$5,928.00 Cons: \$1,300,000.00  
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**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
**208 Cambridge Street**  
**Cambridge, MA 02141**  
**617-679-6300**  
**[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)**

CONDOMINIUM UNIT DEED

GRANTORS: Deborah Jones and Lesley-Ann Boyson, a married couple of Cambridge,  
MA 02141

For consideration paid of ONE MILLION THREE HUNDRED THOUSAND and 00/100  
(\$1,300,000.00) dollars

GRANT TO: Peter A. Brand and Jacqueline Phillips, Husband and Wife, Tenants by the  
Entirety of 59 Otis Street, Unit 3, Cambridge, MA 02141

WITH QUITCLAIM COVENANTS

Unit No. 3 in the 59 Otis Street Condominium, created by Master Deed dated August 1, 1997 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 27545, Page 570, as amended by instruments of record, if any and as shown on the plans recorded therewith.

The Post Office Address of the Unit is: 59 Otis Street, Cambridge, MA 02141

The Unit conveyed is as shown on floor plans recorded with said Master deed, to which is affixed a verified statement in the form required by Massachusetts General Laws, Chapter 183A, Section 9,

The Unit is conveyed together with an undivided 40% interest in the Common Areas and Facilities and the same percentage interest in the Organization of Unit Owners known as the 59 Otis Street Condominium Trust under Declaration of Trust recorded with said Master Deed.

The Unit is conveyed subject to, and with the benefit of, the obligations restrictions, rights and liabilities contained in Massachusetts General Laws, Chapter 183A, as amended, the Master Deed, and the By-Laws of said condominium trust.

The Unit is to be used only for residential purposes and such other purposes as are specifically set forth in the Master Deed.

The Unit has an easement for the exclusive use of a deck, the location of such easement being shown on the aforesaid Master Plan and Unit Plan.

Any other exclusive easements are (including a basement storage area), as specified in the aforesaid Master Deed.

59 OTIS STREET, UNIT 3, CAMBRIDGE

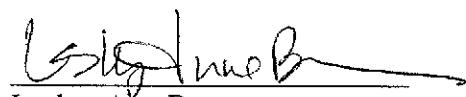
We, the Grantors, Deborah Jones and Lesley-Ann Boyson, hereby release any homestead rights that we may have in this property. We also state under the pains and penalties of perjury that no one else is entitled to claim a homestead in this property.

Being the same premises conveyed to Grantors by deed dated July 28, 2011 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 57239, Page 424.

Witness our hands and seals this 29<sup>th</sup> day of April, 2016



Deborah Jones

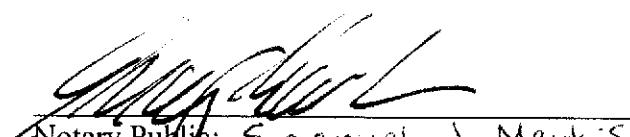


Lesley-Ann Boyson

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss:

On this 29<sup>th</sup> day of April, 2016 before me, the undersigned notary public, personally appeared Deborah Jones and Lesley-Ann Boyson, proved to me through satisfactory evidence of identification, which was Deborah Jones, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Emanuel J. Markis  
My Commission expires:

2/2/2018

